

MINUTES  
REGULAR MEETING OF COUNCIL  
OCTOBER 27, 2014

**Call to Order**

Mayor Miller called the Regular Meeting of Council to order at 7:00 pm at the Fairfield Municipal Building, 5350 Pleasant Ave.

**Prayer/Pledge of Allegiance**

Councilmember Senger led in prayer and the Pledge of Allegiance.

**Roll Call**

Clerk Wilson called the roll of Council. Present members were Councilmember Adam Jones, Councilmember Marty Judd, Councilmember Debbie Pennington, Councilmember Terry Senger, Councilmember Chad Oberson, Councilmember Mike Snyder, and Councilmember Bill Woeste.

**Agenda Modifications**

Councilmember Senger presented an additional ordinance regarding changes to Village Green PUD to be read as item number four (4) in the Finance & Budget Committee.

**Executive Session Requests**

Councilmember Judd, seconded by Councilmember Jones, moved for Executive Session to discuss employment of personnel. Motion carried 7-0.

**Public Hearing(s)**

**Special Presentations and Citizen Comments**

Support Local Business Campaign - City of Fairfield Development Services Department staff, Kert Radel, President of Fairfield Chamber of Commerce and Kathy Carpe, Fairfield Framing Gallery

Mayor Miller deferred to Development Services Director Tim Bachman to start the presentation. Mr. Bachman noted that there has been an ongoing effort between the city, the Chamber of Commerce and the business community to figure out ways to improve communication and processes. He stated that the Chamber of Commerce has brought several businesses in for the Business Spotlight presentations to Council, and the latest campaign is another way for the city to support local businesses. He introduced Economic Development Manager Greg Kathman and Kert Radel, President of Fairfield Chamber of Commerce, as well as Kathy Carpe, of Fairfield Framing Gallery, to explain the campaign.

Mr. Kathman explained the Support Local Business Campaign for the City of Fairfield and showed a banner that will be displayed throughout the city, encouraging residents to shop locally for the upcoming holidays whenever it is possible. He stated that studies show that small business add distinct character and uniqueness to a community, and small business give back more to local charity organizations than larger chains. Mr. Kathman introduced Mr. Radel and noted that the Chamber has offered to support this campaign, as well.

Mr. Radel addressed Council and spoke on the impact that both large and small business has on an economy. He explained how the Chamber supports small businesses and assists them in running their business more efficiently. He also introduced Ms. Carpe, of Fairfield Framing Gallery, and stated that the

18 year anniversary of her shop is approaching, which is something to be proud of, as most small businesses do not make it past the first year. Ms. Carpe explained her business, stating that she has framed thousands of items ranging from awards and diplomas, to sports paraphernalia, family heirlooms, newspaper articles, and this year, even framed a full-length wedding dress that had been passed through several generations. She stated that she has amazing customers, many that return over and over, even after moving from the area. Ms. Carpe noted that for every dollar spent locally, forty cents is returned to the community by way of taxes, purchases from other local merchants and charitable donations to non-profits in the community, however, for every dollar spent at national chains, only fifteen cents is returned to the community. She thanked the city for their support of her small business and encouraged residents to support small businesses when they are shopping.

Mayor and Council thanked Ms. Carpe and expressed their appreciation for the great work she does in her framing shop, as well as Mr. Kathman and Mr. Radel for their work in putting together this important campaign. Councilmember Woeste thanked the staff for taking the idea and running with it and said he hopes the campaign is very successful.

#### Tom Hogan, 5611 Chatfield Drive

Stated that he runs a small flight school, Hogan Flying Service out of the Butler County Airport, and addressed Council regarding the topic that was discussed during the 6 PM briefing session. He stated that there is a reason Butler County is requesting money for the airport and he hopes the city will look into the county finances before giving money to the county for the airport. He has requested the report of airport finances and has not received it yet, and he does not know where the money he pays to the county for his hanger is going. Mayor and Council told Mr. Hogan that they will certainly review the documentation before making any decisions and that Mr. Hogan is also welcome to review anything the county submits to the city.

#### **Mayor/Council Reports**

Councilmember Woeste reiterated that he would like everyone to support local business.

Councilmember Snyder congratulated 5th grader Jake Salyers, of Fairfield Intermediate School, who is among the first to be included in the PRIDE Program for this school year. Students are nominated by teachers for being respectful, responsible and problem-solvers. He also congratulated the Parks and Recreation Department on recently achieving accreditation.

Councilmember Oberson reported that brush collection has ended, but dumpsters can still be requested. He noted that leaf collection will begin in November, with the section west of Pleasant Avenue, and paving on Winton, Seward and Ross Roads is complete, with only a few minor tasks to be finished up, which should be done by the end of next week.

Councilmember Senger reported that 2015 budget reviews will begin in November. He noted that Council received an email today that reflected a 15% reduction in the departmental budget.

Councilmember Pennington reported that trick-or-treat is from 6:00-8:00 PM on Friday, October 31, and the Fire Department will be handing out glow sticks to the children again. Also, the Community Arts Center, will host Marlin McKay on November 1, as part of the Jazz Alive series.

Councilmember Judd reported that the Crestwood Lane water regulator valve project is now complete, which is the first phase of the Pleasant Avenue Water Main Improvements, and it came in well under original budget estimates. He also noted that bid openings for the Pleasant Avenue Water Main Improvements will be on November 3. Lastly, he reminded residents to get out and vote next week.

Councilmember Jones reported that a resident called the police regarding juveniles breaking into cars on their street at 3:45 AM. Police responded and arrested the teens and the stolen property was returned. It was noted that the vehicles were not actually broken into, but rather had been left unlocked, so he reminded everyone to lock their vehicles, and as Chief Dickey stated "If you see something, say something."

### **Approval of Minutes**

Regular Meeting Minutes of October 14, 2014

- The Regular Meeting Minutes were approved as written

### **OLD BUSINESS**

#### **DEVELOPMENT SERVICES COMMITTEE**

**Bill Woeste, Chairman; Adam Jones, Vice Chairman, Mike Snyder, Member**

Ordinance to amend Chapters 1133 and 1165 of the Zoning Code of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio relative to the definitions and principal permitted and conditional uses in the C-3 General Business District, and C-3A, General Business District Modified, Zoning Districts.

Legislative Action: Councilmember Woeste presented the third reading of this ordinance.

Councilmember Bill Woeste, seconded by Councilmember Mike Snyder moved to adopt . Motion Carried 7-0. ORDINANCE NO. 96-14. APPROVED 7-0.

Ordinance to authorize the City Manager to execute the FY 2015 Community Development Block Grant (CDBG) Application and Agreement and declaring an emergency.

Legislative Action: Councilmember Woeste presented the second reading of this ordinance.

Councilmember Bill Woeste, seconded by Councilmember Debbie Pennington moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Bill Woeste, seconded by Councilmember Adam Jones moved to adopt . Motion Carried 7-0. ORDINANCE NO. 97-14. APPROVED 7-0.

### **NEW BUSINESS**

#### **FINANCE & BUDGET COMMITTEE**

**Terry Senger, Chairman; Debbie Pennington, Vice Chairman, Chad Oberson, Member**

Councilmember Terry Senger, seconded by Councilmember Debbie Pennington moved to read four ordinances by title only. Motion Carried 7-0.

Ordinance to reconcile accounts.

Background: City Manager Pizzano recommended an ordinance to reconcile accounts, as is routinely done throughout the year. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Mike Snyder moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Mike Snyder moved to adopt . Motion Carried 7-0. ORDINANCE NO. 98-14. APPROVED 7-0.

Contractual Appropriations - \$13,503 Pleasant Avenue Improvements - John Gray Road to Augusta Boulevard.

Background: City Manager Pizzano recommended a contractual appropriation for the Pleasant Avenue Improvements from John Gray Road to Augusta Boulevard. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Mike Snyder moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Chad Oberson moved to adopt . Motion Carried 7-0. ORDINANCE NO. 99-14. APPROVED 7-0.

Non-Contractual Appropriations - \$20,000 for pavement of north exit driveway at Wastewater Treatment Facility; \$13,800 for purchase of Global Positioning Units (GPS) for fleet vehicles; \$4,489 for concrete and masonry repairs at the Water Treatment Plant.

Background: City Manager Pizzano recommended non-contractual appropriations for several items. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Marty Judd moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Chad Oberson moved to adopt . Motion Carried 7-0. ORDINANCE NO. 100-14. APPROVED 7-0.

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, the City of Fairfield, Ohio, Zoning Code by approving amendments to the residential restrictions and requirements of the Final Development Plan for the Village Green Planned Unit Development to allow in-ground swimming pools for certain lots and modify the fence requirements for such pools.

Background: City Manager Pizzano deferred to Council regarding the final ordinance on the agenda. Councilmember Senger recommended an ordinance to approve amendments to the residential restrictions and requirements for the Village Green PUD. He noted that these amendments allow in-ground swimming pools in lots that are of a certain size, a minimum of a half-acre, and also amend the

fencing requirements for swimming pools. He stated that the changes affects only a small handful of lots. Development Services Director Bachman noted that the changes affect between four (4) and six (6) lots in Village Green. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Bill Woeste, seconded by Councilmember Mike Snyder moved to remove the ordinance from the agenda. Council discussed the motion on the table. Councilmember Senger asked the reason to remove the ordinance without the public hearing. Councilmember Woeste stated that, based on his experience with the Planning Commission, the changes will not be approved, so to save time, money and embarrassment, the ordinance should be removed. Councilmember Senger stated disagreed with the reasoning, and he does not see any embarrassment or expense in letting Planning Commission consider the ordinance, which is an appropriate thing for the volunteer board to do. Mayor Miller explained that a "Yes" vote would remove the item immediately with no further consideration and a "No" vote would allow the ordinance to go through the public hearing process with the Planning Commission, who would then consider the amendments at their next meeting and make a recommendation back to Council regarding the approval of the changes. Mayor Miller called for a Roll Call vote of Council. Councilmember Jones, Judd, Pennington, Senger and Oberson voted against the motion to remove. Councilmember Jones noted that his "no" vote is to allow an independent body to evaluate the changes and he will stand behind their decision. The joint public hearing with the Planning Commission was set for November 10. Motion Failed 2-5.

**Meeting Schedule**

Clerk Wilson read the following meeting schedule:

- Monday, November 10 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.
- Monday, November 24 Council-Manager Briefing, 5:30 p.m.; Regular Meeting, 7:00 p.m.
- Monday, December 1 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.

**Executive Session of Council (if needed)**

Council adjourned to Executive Session at 7:40 PM.

**Adjournment**

The Regular Meeting of Council adjourned at 8:45 PM.

ATTEST:

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Clerk of Council  
Date Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor's Approval